

Head 138 — GOVERNMENT SECRETARIAT: HOUSING, PLANNING AND LANDS BUREAU (PLANNING AND LANDS BRANCH)

Controlling officer: the Permanent Secretary for Housing, Planning and Lands (Planning and Lands) will account for expenditure under this Head.

Estimate 2006–07 **\$92.4m**

Establishment ceiling 2006–07 (notional annual mid-point salary value) representing an estimated 89 non-directorate posts as at 31 March 2006 rising by three posts to 92 posts as at 31 March 2007. **\$40.9m**

In addition, there will be an estimated nine directorate posts as at 31 March 2006 rising by three posts to 12 posts as at 31 March 2007.

Controlling Officer's Report

Programmes

Programme (1) Director of Bureau's Office This Programme contributes to Policy Area 27: Intra-Governmental Services (Secretary for Housing, Planning and Lands).

Programme (2) Buildings, Lands and Planning This Programme contributes to Policy Area 22: Buildings, Lands and Planning (Secretary for Housing, Planning and Lands).

Detail

Programme (1): Director of Bureau's Office

	2004–05 (Actual)	2005–06 (Original)	2005–06 (Revised)	2006–07 (Estimate)
Financial provision (\$m)	6.0	6.0	6.0 (—)	6.0 (—)
				(or same as 2005–06 Original)

Aim

- 2 The aim is to ensure the smooth operation of the Office of the Secretary for Housing, Planning and Lands.

Brief Description

3 The Office of the Secretary for Housing, Planning and Lands is responsible for providing administrative support to the Secretary for Housing, Planning and Lands in carrying out his duties. The work includes the planning, co-ordination and implementation of all arrangements for the Secretary's public, media and community functions.

Programme (2): Buildings, Lands and Planning

	2004–05 (Actual)	2005–06 (Original)	2005–06 (Revised)	2006–07 (Estimate)
Financial provision (\$m)	79.1	84.5	82.3 (–2.6%)	86.4 (+5.0%)
				(or +2.2% on 2005–06 Original)

Aim

4 The aim is to facilitate Hong Kong's continual development through a steady and sufficient supply of land, effective planning and use of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, and facilitating urban renewal.

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Brief Description

5 In 2005–06, the Planning and Lands Branch:

- arranged with the Lands Department the sale of government land through the Application List system;
- co-ordinated the timetable for the disposal of railway property developments to ensure that there would not be an adverse impact on the property market;
- engaged in the preparation work on the proposals to resolve the problem of missing or illegible government leases, taking into account the views received from initial consultation with stakeholders;
- arranged for the Town Planning (Amendment) Ordinance 2004 to come into operation on 10 June 2005;
- continued to work with the Harbour-front Enhancement Committee to ensure that the planning and land use objectives are geared towards the mission of protecting Victoria Harbour and enhancing it for the enjoyment of the residents and visitors alike, with the participation of the community;
- co-ordinated the assessment of the screened-in proposals and completed the public consultation exercise as laid down in the Invitation for Proposals for Development of the West Kowloon Cultural District; and proposed the way forward;
- oversaw the implementation of Phase I of the Land Registry's Integrated Registration Information System;
- continued the preparation work on the implementation of the new title registration system;
- monitored the programme of enforcement action by the Buildings Department against unauthorised and dangerous building works;
- oversaw the implementation of the recommendations in the "Comprehensive Strategy for Building Safety and Timely Maintenance" announced in April 2001;
- monitored the operation of the Co-ordinated Maintenance of Buildings Scheme;
- oversaw the implementation of the Comprehensive Building Safety Improvement Loan Scheme;
- conducted the public consultation on mandatory building inspection to gauge public views on the implementation details of a proposed mandatory building inspection scheme, window safety enhancement options and support measures; and
- continued to monitor the scheme undertaken by the Hong Kong Housing Society to assist owners of old buildings in building management and maintenance.

Matters Requiring Special Attention in 2006–07

6 During 2006–07, the Branch will:

- continue to monitor the property market conditions and arrange for the sale of government land through the Application List system;
- continue to co-ordinate the timetable for the disposal of railway property developments to ensure that there would not be an adverse impact on the property market;
- continue to work on the proposals to resolve the problem of missing or illegible government leases;
- consult various stakeholders with a view to making preliminary proposals on Small House Policy for further in-depth discussion;
- continue to monitor the implementation of the amended Town Planning Ordinance and draw up regulation to prescribe fee for planning applications;
- draw up a draft development strategy under the "Hong Kong 2030: Planning Vision and Strategy" Study with a view to further consulting the community on the broad long-term planning directions for Hong Kong;
- take forward the additional development parameters and conditions for the West Kowloon Cultural District subject to response from the screened-in proponents and public views, in conjunction with the Home Affairs Bureau;
- continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference;
- provide policy steer on various territorial and sub-regional planning studies;
- continue to monitor the operation of Phase I of the Integrated Registration Information System of the Land Registry and to oversee the development of Phase II for the implementation of the new title registration system;
- take forward proposals to amend the Land Titles Ordinance after its enactment to provide for effective implementation of the new title registration system;

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- oversee the preparation of a public education programme for the implementation of the new title registration system;
- take forward proposals to amend the Buildings Ordinance for the introduction of a minor works control regime to regulate small-scale building works more effectively;
- review the enforcement policy against unauthorised building works;
- prepare for a public consultation on the review of the Urban Renewal Strategy;
- publish a consultation report on the public views received in the consultation on mandatory building inspection and draw up relevant legislative proposals subject to community consensus over major issues of the proposals; and
- continue to work closely with the Hong Kong Housing Society and the Urban Renewal Authority on their provision of technical and financial assistance to owners in proper building management and maintenance.

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ANALYSIS OF FINANCIAL PROVISION

Programme	2004-05 (Actual) (\$m)	2005-06 (Original) (\$m)	2005-06 (Revised) (\$m)	2006-07 (Estimate) (\$m)
(1) Director of Bureau's Office	6.0	6.0	6.0	6.0
(2) Buildings, Lands and Planning	79.1	84.5	82.3	86.4
	85.1	90.5	88.3 (-2.4%)	92.4 (+4.6%)
				(or +2.1% on 2005-06 Original)

Analysis of Financial and Staffing Provision

Programme (1)

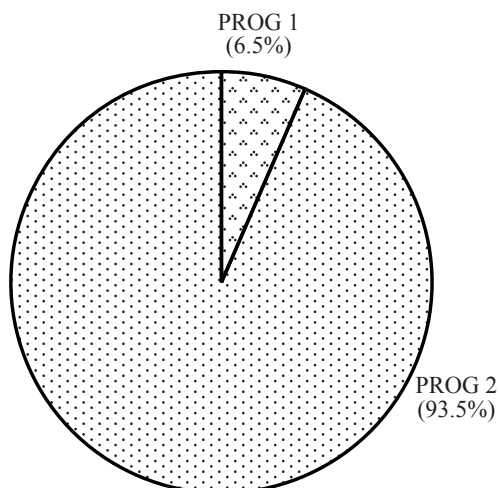
Provision for 2006-07 is the same as the revised estimate for 2005-06.

Programme (2)

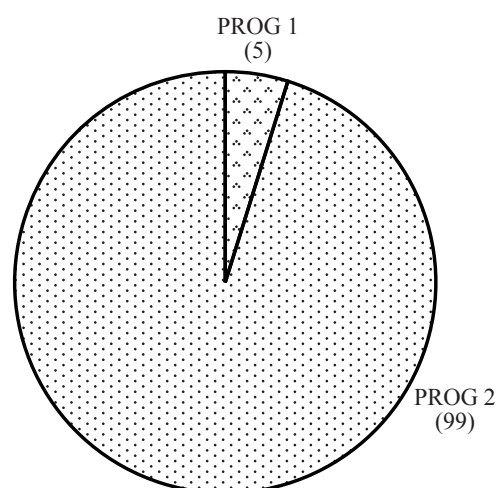
Provision for 2006-07 is \$4.1 million (5.0%) higher than the revised estimate for 2005-06. This is mainly due to creation of six posts and increased operating expenses to meet the demands of ongoing and new commitments.

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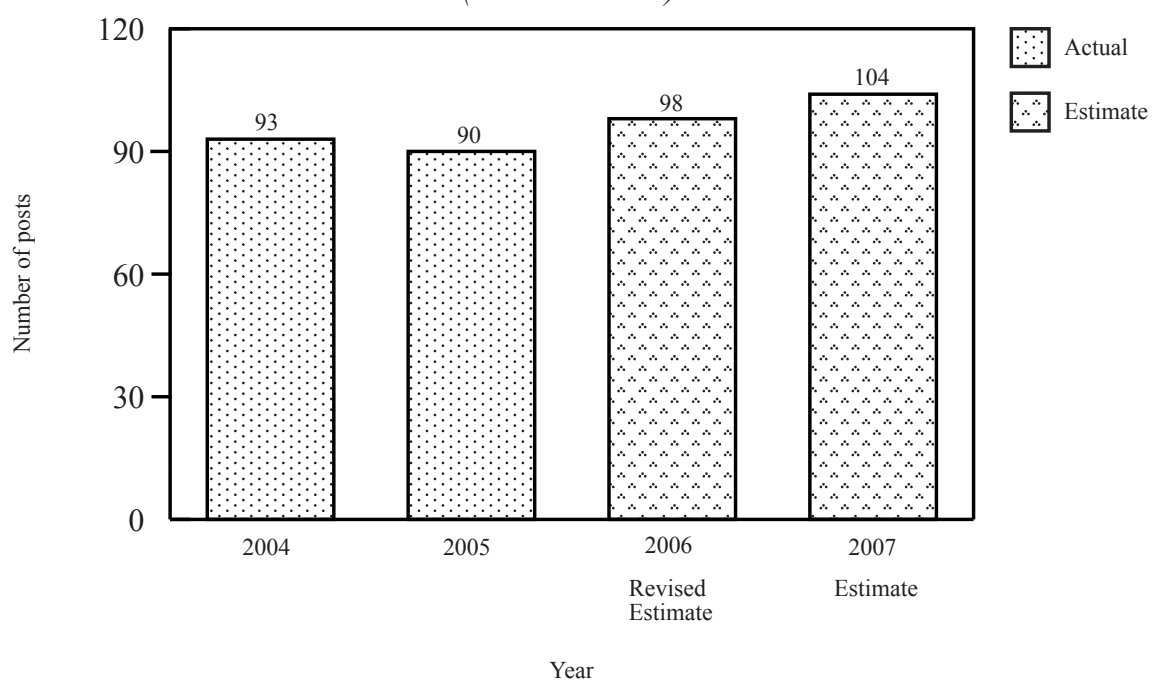
*Allocation of provision
to programmes
(2006-07)*



*Staff by programme
(as at 31 March 2007)*



*Changes in the size of the establishment
(as at 31 March)*



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Sub-head (Code)	Actual expenditure 2004-05	Approved estimate 2005-06	Revised estimate 2005-06	Estimate 2006-07
	\$'000	\$'000	\$'000	\$'000
Operating Account				
Recurrent				
000 Operational expenses.....	80,813	90,476	88,296	92,397
Total, Recurrent.....	80,813	90,476	88,296	92,397
Non-Recurrent				
General non-recurrent.....	4,263	—	—	—
Total, Non-Recurrent.....	4,263	—	—	—
Total, Operating Account.....	85,076	90,476	88,296	92,397
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Total Expenditure.....	85,076	90,476	88,296	92,397

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Details of Expenditure by Subhead

The estimate of the amount required in 2006–07 for the salaries and expenses of the Planning and Lands Branch is \$92,397,000. This represents an increase of \$4,101,000 over the revised estimate for 2005–06 and of \$7,321,000 over actual expenditure in 2004–05.

Operating Account

Recurrent

2 Provision of \$92,397,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch.

3 The establishment as at 31 March 2006 will be 98 permanent posts. It is expected that there will be a creation of three permanent and three supernumerary posts in 2006–07. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2006–07, but the notional annual mid-point salary value of all such posts must not exceed \$40,879,000.

4 An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2004–05 (Actual) (\$'000)	2005–06 (Original) (\$'000)	2005–06 (Revised) (\$'000)	2006–07 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	49,642	53,550	52,159	54,778
- Allowances	2,658	2,978	2,857	2,919
- Job-related allowances	—	1	1	1
Personnel Related Expenses				
- Mandatory Provident Fund contribution	57	72	72	72
Departmental Expenses				
- Temporary staff	13,654	14,087	12,915	14,087
- Honoraria for members of committees	1,374	2,175	1,966	2,260
- General departmental expenses	13,428	17,613	18,326	18,280
	80,813	90,476	88,296	92,397